



Date: Wednesday, December 15, 2021
Time: 6:00 PM
Location: Hybrid: In-Person, Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom link - https://larimer-org.zoom.us/webinar/register/WN_iYXfeQqzQqOPz6JWYQCP_Q

PLANNING COMMISSION MEETING AGENDA

Call to Order

Pledge of Allegiance

Public Comment on the County Land Use Code or Regarding Relevant Land Use Matters not on the Agenda or Future Proposals

Approval of Minutes

- November 17, 2021

Amendments to the Agenda

Tabled Item(s) From November 17, 2021 to December 15, 2021, Tabled to January 19, 2022

1. Covey Special Exception Post Approval Modification, File No.18-ZONE2425

Consent Items

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. * Graff Rezoning, File No. 21-ZONE3072

Staff Contacts: Tawn Hillenbrand, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: Applicants request to Rezone the subject property from O-Open to RR-2 Rural Residential in order to seek approval for an existing accessory agricultural use not currently permitted in the O-Open zone district due to recent changes to the Land Use Code.

Location: 3724 N. County Road 13, Fort Collins, CO

Applicants: Gregory and Rosemary Graff

Development Services Team Recommendation: The Development Services Team recommends approval of the Graff Rezoning, File #21-ZONE3072.

2. * Mountain Whitewater Descent Amended Special Review #3 and Appeals, File No. 21-ZONE2903

Staff Contacts: Samantha Mott, AICP, Planning; Steven Rothwell, Engineering; Lea Schneider, Health Department

Request: Amended Special Review for uses associated with Mountain Whitewater Descent/Paddler's Pub. This Amended Special review will update the 2014 Special Review and the 2016 Special Review will be revoked. This request includes appeals to landscape requirements and to have on-site septic in a Growth Management Area (Sections 8.5 and 8.1.1 of the Land Use Code).

Location: Located at on the south side of Highway 287, approximately 1/2 mile west of North Shields Street; 1329 Highway 287, Fort Collins, CO.

Applicants: John Beggs, Russell + Mills Studios 506 S. College Avenue, Unit A Fort Collins, CO 80525

Owners: Bamboo Descents LLC, 2411 N. Shields Street Fort Collins, CO 8024

Development Services Team Recommendation: A) The Development Services Team recommends Approval of the Mountain Whitewater Descent Amended Special Review #3, File #21-ZONE2903, subject to the conditions outlined in the staff report.

B) The Development Services Team recommends approval of the Appeal to the landscaping requirements in Section 8.5 of the Land Use Code.

C) The Development Services Team recommends approval of the Appeal to the requirements in Section 8.1.1 of the Land Use Code to allow on-site septic in the Growth Management Area.

Discussion Items

1. Colorado State University Foothills Campus Location and Extent File No. 21-ZONE3128

Staff Contacts: Jenn Cram, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Health Department

Request: Location and Extent review for a proposed Field Research and Education Facility on the CSU Foothills Campus.

Location: 3105 Rampart Road, Fort Collins, CO 80521

Applicant: Fred Haberecht, Colorado State University

Owner: Board of Governors of Colorado State University, 6030 Campus Delivery, Fort Collins, CO 80523

Development Services Team Recommendation: The Development Services Team recommends approval of the Colorado State University Foothills Campus Location and Extent #21-ZONE3128.

2. Adoption and Amendments to 2021 International Residential, Building and Related Codes, File No. 21-CODE0252

Staff Contacts: Eric Fried, Chief Building Official (CBO)

Request: 1) Recommend Adoption of the 2021 International Residential, Building and Related Codes as amended to the Board of Larimer County Commissioners. 2) Recommend Repeal of the 2018 International Residential, Building and Related Codes as amended to the Board of Larimer County Commissioners.

Applicants: Community Development Department

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Adoption and Amendments to 2021 International Residential, Building and Related Codes, File #21-CODE0252.

3. Amendments to the Larimer County Land Use Code, File No. 21-CODE0265

Staff Contacts: Matt Lafferty, AICP

Request: Amend the Larimer County Land Use Code to address errors, omissions and organizational issues throughout the Code, which generally include clarifying the intent and applicability of setbacks and standards, adding and updating various use allowances and use descriptions, eliminating and refining processes, procedures, and standards, and adding and reorganizing Code sections for clarity and ease of use.

Applicants: Larimer County Community Development

Community Development Department Recommendation: Staff recommends that the Larimer County Planning Commission recommend to the Board of County Commissioners approval of the proposed amendments to the Larimer County Land Use Code, file #21-CODE0265, as recommended by staff, subject to the Staff Report.

Reports From Staff

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at scrutcc@larimer.org, or call (970) 498-7719 or Relay Colorado 711. "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.